

DELEGATED DECISION REPORT

NMA/2025/0035
Valid 17/12/2025

**BROUGH PARK LEISURE
CENTRE BALL HAYE ROAD
LEEK**

**NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2024/0176**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

Whether the proposed changes are non material. There is no statutory definition of 'non-material'. The PPG confirms that this is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

DESCRIPTION OF SITE

Amendments relate to consented scheme SMD/2024/0176 (Extension to the leisure centre) for which construction is now well underway

PROPOSAL

The application proposes two minor changes as follows:-

1. Insertion of three AOV vents above the former entrance to meet with fire regulations
2. Repositioning of gates to ASHP compound

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Previous NMA's either approved or pending consideration.

NMA/2024/0030 – Variation of Condition 2 (plans condition), minor changes to entrance lobby. Approved

NMA/2025/0010 - Insertion of solar panels. Approved

NMA/2025/003 - Variation of Conditions 7 and 17. Pending consideration

CONSULTATIONS

None undertaken

Publicity

None undertaken

OFFICER COMMENTS

Two minor amendments are proposed which are discussed below :-

1. Insertion of three AOV vents above the former entrance to meet with fire regulations

Officer comment: The vents will certainly be visible being on the front elevation but in the context of the application they represent a minor change

2. Repositioning of gates to ASHP compound

Officer comment: This is an inconsequential change

The effect of the changes now sought together with previous changes made under Section 96A as detailed above are non-material

OFFICER RECOMMENDATION : Grant the Section 96 A

Case Officer: Jane Curley

Recommendation Date: 1st June 2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council